



Order Filed on April 27, 2022
by Clerk,
U.S. Bankruptcy Court
District of New Jersey

UNITED STATES BANKRUPTCY COURT
DISTRICT OF NEW JERSEY

Caption in Compliance with D.N.J. LBR 9004-1(b)

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ATTORNEYS FOR THE BANK OF NEW YORK
MELLON FKA THE BANK OF NEW YORK, AS
TRUSTEE FOR THE CERTIFICATEHOLDERS OF
CWMBS, INC., CHL MORTGAGE PASS-
THROUGH TRUST 2007-19, MORTGAGE PASS
THROUGH CERTIFICATES, SERIES 2007-19

In Re:

Andrea Holmes Thompkins dba Ace Media
Corp dba Ace Land, LLC

DEBTOR

Case No.: 20-20951

Chapter: 7

Hearing Date: 4/26/2022

Judge: SLM

Recommended Local Form

☒ Followed

☐ Modified

ORDER VACATING STAY

The relief set forth on the following page is hereby **ORDERED**

DATED: April 27, 2022

A handwritten signature in cursive script that reads "Stacey L. Meisel".

Honorable Stacey L. Meisel
United States Bankruptcy Judge

Upon the motion of THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWMBS, INC., CHL MORTGAGE PASS-THROUGH TRUST 2007-19, MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2007-19, under Bankruptcy Code section 362(d) for relief from the automatic stay as to certain property as hereinafter set forth, and for cause shown, it is

ORDERED that the automatic stay is vacated to permit the movant to institute or resume and prosecute to conclusion one or more actions in the court(s) of appropriate jurisdiction to pursue the movant's rights in the following:

☒ Real property more fully described as:

867 Greenwood Road, Teaneck, NJ 07666

It is further ORDERED that the movant, its successors or assignees, may proceed with its rights and remedies under the terms of the subject mortgage and pursue its state court remedies including, but not limited to, taking the property to sheriff's sale, in addition to potentially pursuing other loss mitigation alternatives, including, but not limited to, a loan modification, short sale or deed-in-lieu foreclosure. Additionally, any purchaser of the property at sheriff's sale (or purchaser's assignee) may take any legal action for enforcement of its right to possession of the property.

☐ Personal property more fully described as

It is further ORDERED that the movant may join the debtor and any trustee appointed in this case as defendants in its action(s) irrespective of any conversion to any other chapter of the Bankruptcy Code.

The movant shall serve this order on the debtor, any trustee and any other party who entered an appearance on the motion.

In re:
Andrea Holmes Thompkins
Debtor

Case No. 20-20951-SLM
Chapter 7

CERTIFICATE OF NOTICE

District/off: 0312-2
Date Rcvd: Apr 27, 2022

User: admin
Form ID: pdf903

Page 1 of 2
Total Noticed: 1

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Apr 29, 2022:

Recip ID	Recipient Name and Address
db	+ Andrea Holmes Thompkins, 867 Greenwood Road, Teaneck, NJ 07666-6631

TOTAL: 1

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI).

NONE

BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, *duplicate of an address listed above, *P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

Recip ID	Bypass Reason	Name and Address
intp	*+	Andrea Holmes Thompkins, 867 Greenwood Road, Teaneck, NJ 07666-6631

TOTAL: 0 Undeliverable, 1 Duplicate, 0 Out of date forwarding address

NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Apr 29, 2022 Signature: /s/Gustava Winters

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on April 27, 2022 at the address(es) listed below:

Name	Email Address
Anthony Sodono, III	on behalf of Mediator Anthony Sodono asodono@msbnj.com
Benjamin A. Stanziale, Jr.	on behalf of Trustee Benjamin A. Stanziale Jr. trustee@stanzialelaw.com, nj45@ecfcbis.com
Benjamin A. Stanziale, Jr.	trustee@stanzialelaw.com nj45@ecfcbis.com
David B. Grantz	on behalf of Petitioning Creditor D.R. Media Advisors LLC dgrantz@meyner.com, ckelly@meyner.com
David B. Grantz	on behalf of Plaintiff D.R. Media Advisors LLC dgrantz@meyner.com, ckelly@meyner.com

District/off: 0312-2

User: admin

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Date Rcvd: Apr 27, 2022

Form ID: pdf903

Total Noticed: 1

Dionne L. Wade	on behalf of Debtor Andrea Holmes Thompkins dionnewade@optonline.net
Donald F. Campbell, Jr.	on behalf of Counter-Defendant Andrea Holmes Thompkins dcampbell@ghclaw.com 4433@notices.nextchapterbk.com
Donald F. Campbell, Jr.	on behalf of Defendant Andrea Holmes Thompkins dcampbell@ghclaw.com 4433@notices.nextchapterbk.com
Donald F. Campbell, Jr.	on behalf of Defendant Julian G. Thompkins dcampbell@ghclaw.com 4433@notices.nextchapterbk.com
Gregory R Preston	on behalf of Defendant Katherine Frink Hamlett gpreston@pwlawllc.com
Gregory R Preston	on behalf of Creditor Katherine Frink Hamlett gpreston@pwlawllc.com
Javier Lopez	on behalf of Plaintiff D.R. Media Advisors LLC jlopez@meyner.com
Javier Lopez	on behalf of Petitioning Creditor D.R. Media Advisors LLC jlopez@meyner.com
Joshua I. Goldman	on behalf of Creditor THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWMBS, INC., CHL MORTGAGE PASS-THROUGH TRUST 2007-19, MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2007-19 josh.goldman@padgettlawgroup.com, bkgroup@kmlawgroup.com
Kim R. Lynch	on behalf of Interested Party Benjamin A. Stanziale Jr. klynch@formanlaw.com, kanema@formanlaw.com
Kim R. Lynch	on behalf of Trustee Benjamin A. Stanziale Jr. klynch@formanlaw.com, kanema@formanlaw.com
Kim R. Lynch	on behalf of Plaintiff Benjamin A. Stanziale Jr. klynch@formanlaw.com, kanema@formanlaw.com
Kim R. Lynch	on behalf of Plaintiff Benjamin A. Stanziale Jr., in his capacity as Chapter 7 Trustee of Andrea Holmes Thompkins klynch@formanlaw.com, kanema@formanlaw.com
Michael E. Holt	on behalf of Trustee Benjamin A. Stanziale Jr. mholt@formanlaw.com, kanema@formanlaw.com
Michael E. Holt	on behalf of Plaintiff Benjamin A. Stanziale Jr. mholt@formanlaw.com, kanema@formanlaw.com
Michael E. Holt	on behalf of Interested Party Benjamin A. Stanziale Jr. mholt@formanlaw.com, kanema@formanlaw.com
Michael E. Holt	on behalf of Plaintiff Benjamin A. Stanziale Jr., in his capacity as Chapter 7 Trustee of Andrea Holmes Thompkins mholt@formanlaw.com, kanema@formanlaw.com
Nancy Isaacson	on behalf of Mediator Nancy Isaacson nisaacson@greenbaumlaw.com
U.S. Trustee	USTPRegion03.NE.ECF@usdoj.gov
TOTAL: 24	